

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 11 September 2018 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; J. Cheng; B. Franklin;
J. MacNaught; D. Mills; S. Rahmouni; M. Walker*

Officer present: *L. Matthews, Committee Officer*

Also present: *Councillor K. Baker
Councillor R. Horskins
11 members of public*

71. **APOLOGIES**

Apologies for absence were received from Councillors R. Dolinski, M. Forrer, D. Fradley and P. Wicks.

72. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

73. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 AUGUST 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 14 August 2018 be approved and signed by the Chairman as a true and accurate record.

74. **CURRENT PLANNING APPLICATIONS**

Members noted that the documents for application No. 182440: 48 Rowan Drive, which was listed in the agenda, were not yet available on the Wokingham Borough Council website and this application would therefore be considered at the next meeting of the Committee, on 9 October 2018.

RESOLVED:

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

75. **PLANNING DECISIONS**

RESOLVED:

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

76. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 182338.
Location: 2 Keswick Gardens, Woodley, RG5 3QB.
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 3.1m and the height of the eaves 2.2m.

77. **PLANNING APPEALS**

RESOLVED:

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

Application: 172057
Location: Land at 152 Colemans Moor Road, Woodley, RG5 4BX.
Proposal: Full application for proposed erection of 1 No. 4 bedroom dwelling and annex.

- ◆ To note the following appeal decision:

Application: 180416
Location: 36 Loddon Bridge Road, Woodley, RG5 4AS.
Proposal: Householder application for proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling.
Details: The appeal was made against a refusal of planning permission.
Decision: The appeal was dismissed.

78. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1636/2018: Relating to individual oak, ash and Scots pine, and primarily broadleaf woodland located on land at the Bulmershe Allotments, Woodley.

79. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed the meeting that he was aiming to position the data logging equipment for a roadside test run in the next few weeks and following this a meeting of the speedwatch volunteers would be arranged. There were currently 13 residents who had volunteered to help with the scheme.

80. **WOKINGHAM BOROUGH COUNCIL – MINERALS AND WASTE PLAN CONSULTATION**

Members considered the Wokingham Borough Council draft Minerals and Waste Plan.

RESOLVED:

- ◆ To send a "no comment" response to the Wokingham Borough Council Minerals and Waste Plan consultation.

81. **WOKINGHAM BOROUGH COUNCIL – DRAFT LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT CONSULTATION**

RESOLVED:

- ◆ That Councillor Barker would review the Wokingham Borough Council draft Level 1 Strategic Flood Risk Assessment and would report on the documents at the next meeting on 9 October 2018.

82. **WOKINGHAM BOROUGH COUNCIL – DRAFT BOROUGH PLAN
– PUBLIC CONSULTATION**

Members noted that Wokingham Borough Council was requesting feedback from residents on the draft Borough Plan

RESOLVED:

- ◆ That no response would be sent on behalf of the Council as this was a consultation of members of the public.

83. **READYBIKE**

At the Strategy and Resources Committee meeting held on 12 June 2018 (minute number 13) officers had been asked to investigate the possibility of having a ReadyBike station in Woodley and it had been agreed that the results would be reported to the Planning Committee.

Members noted the information given in the agenda reporting that ReadyBike had been contacted twice about this matter and the request had been passed to the Managing Director, but that no response had been received.

The following item was tabled at the meeting as the information had been received shortly before the meeting and a response was required before the next meeting.

84. **WOKINGHAM BOROUGH COUNCIL – CHANGES IN DEVELOPMENT MANAGEMENT**

Members noted information received from Wokingham Borough Council explaining that they had been undergoing a restructure and had been looking at ways of enhancing their interaction with customers, while at the same time saving time and money. The Borough Council had invited each town and parish council in the borough to send 2 or 3 representatives to attend a meeting on 27 September to hear about changes in Development Management.

RESOLVED:

- ◆ That Councillors Bragg, Cheng and MacNaught would attend the Wokingham Borough Council meeting about changes in Development Management on 27 September 2018.

85. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire E-Bulletin - August 2018*

86. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

87. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

88. **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.

89. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 12/09/2018

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;				
182229	15/08/2018	Rosie Rogers	Sheet Anchor Evolve Ltd	First Floor, Nos. 81 - 121 Crockhamwell Road Woodley RG5 3JP
Proposal : Full planning application for the proposed replacement of windows at first floor level elevation.				
Observations : No objections.				
182254	13/08/2018	Stefan Fludger	Mr & Mrs Mehra	5 Keats Road Keats Road Woodley RG5 3RJ
Proposal : Householder application for proposed erection of single storey side/rear extension to dwelling incorporating roof light, following the demolition of existing garage and conservatory and two storey rear extension.				
Observations : No objections.				
182258	10/08/2018	Abinel Gurung	Mr & Mrs Shafi	5 Corbett Gardens Corbett Gardens Woodley RG5 4JY
Proposal : Householder application for the proposed conversion of the existing store to create habitable accommodation.				
Observations : No objections.				
182265	13/08/2018	Abinel Gurung	Mr Mark Redman	67 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for proposed erection of single storey front/side/rear extension to dwelling incorporating roof light, following the demolition of existing garage and conservatory and two storey front extension				
Observations : No objections.				
182305	28/08/2018	Charenjit Braich	Mr Haider Kayani	2 Oak Drive Oak Drive Woodley RG5 4BA
Proposal : Householder application for the proposed erection of single storey rear extension and first floor side extension to existing dwelling.				
Observations : No objections.				
182346	21/08/2018	Rasha Khoja	Mr & Mrs Whiting	32 Nightingale Road Nightingale Road Woodley RG5 3LS
Proposal : Householder application for the proposed erection of single storey rear/side extension to dwelling, following the demolition of existing garage and conservatory.				
Observations : No objections.				

Date :- 12/09/2018

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>
182349	21/08/2018	Abinel Gurung	Mr Steve Kendrick	91 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AE
				Proposal : Householder application for the raising of roof to create first floor accommodation following the demolition of the existing conservatory.
				Observations : No objections.
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182386	06/09/2018	Senjuti Manna	Miss Charlotte Sandall	2 Chaffey Close Chaffey Close Woodley RG5 4EQ
				Proposal : Householder application for the proposed erection of single storey rear extension to dwelling incorporating 4 No. roof lights.
				Observations : No objections.

Date :- 12/09/2018

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>
Concerns on the following applications;				
181600	23/08/2018	Charenjit Braich	J Rai	8 Armstrong Way Armstrong Way Woodley RG5 4NW
<p>Proposal : Full application for proposed erection of part two storey, part single storey side extension to create one 2 bedroom terraced dwelling.</p> <p>Observations : Three residents were present at the meeting to voice their concerns about this application and one letter of concern had been received.</p> <p>The Committee considered the application and were concerned that the proposed dwelling would have a very small garden and asked that this be checked to ensure that it met the minimum requirements.</p>				
182134	23/08/2018	Senjuti Manna	Mr A Sokhi	167 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
<p>Proposal : Full planning application for the proposed change of use of land from amenity space to residential garden involving relocation of fence plus single storey front extension, two storey side extension and single storey rear extension to dwelling.</p> <p>Observations : The Committee had no objections to the proposed extension to the house; however the Committee did object to the relocation of the fence at the side of the property as this would result in the loss of amenity land.</p>				
182279	20/08/2018	Simon Taylor	Browins Limited	Lawn Tennis Club Silver Fox Crescent Woodley RG5 3JA
<p>Proposal : Full planning application for the proposed erection of 4 No. detached dwelling houses with attached garages, bike stores, landscaping and access road.</p> <p>Observations : Four residents were present at the meeting to voice their concerns about this application.</p> <p>After listening to the residents' concerns, the Committee considered the proposal and had the following concerns:</p> <ul style="list-style-type: none"> - Concern about the narrow access road resulting in emergency vehicles being unable to access the site, especially as there have previously been such problems in Silver Fox Crescent. - The access to the site is situated close to a blind bend and on a road where there are existing parking problems, which will make access difficult and unsafe. - Concern about whether construction vehicles will be able to access the site along the narrow lane. <p>The Committee commented that they would not have any objections to the application if all of the reasons for refusal listed in the decision notice for the previous application (No. 181053) were to be addressed and the proposal amended accordingly.</p>				
182306	20/08/2018	Stefan Fludger	Mrs V Shehu	46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
<p>Proposal : Householder application for the proposed erection of single storey rear/side extension and first floor rear/side extension incorporating 6 No. side dormer extensions.</p> <p>Observations : One resident was present at the meeting to voice concerns about this application.</p>				

Date :- 12/09/2018

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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The Committee considered the proposal and had the following concerns:

- Concern about insufficient parking provision. The proposed parking provision is not shown on the drawings.
- Concern about the large size of the proposed extension.
- Concern about the overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation.
- Concern about the overlooking of No.44 to the side of the property.

If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.

182331

21/08/2018	Senjuti Manna	Mr Mark de Quervain	6 Tiverton Close Tiverton Close Woodley RG5 3BE
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- Proposal :** Householder application for the proposed erection of single storey front extension to form porch.
- Observations :** One resident was present at the meeting to voice concerns about this application and two letters of concern had been received. The residents did not object to the proposed development, but were concerned about the presence of bats.

The Committee considered the application and had no objection to the proposal, but noted that local residents reported that bats were present around this property. The Committee therefore recommended that a bat survey should be carried out. The Committee pointed out that the presence of bats would also affect the proposed rear extension at this property (application No. 182249), which was to be carried out under permitted development rights.