

**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

Chairman

Woodley Town Council

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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>
Approved on the following applications;				
162958	11/11/2016	Daniel Ray	Magal Engineering Ltd	Headley Road East Headley Road East Woodley RG5 4SN
Proposal : Full application for proposed change of use from B8 (Storage or distribution) to habitable accommodation to provide overnight accommodation for staff and visitors.				
Observations : 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.				
163089	15/11/2016	Stephen Thwaites	Mr & Mrs Potter	40 Selsdon Avenue Selsdon Avenue Woodley RG5 4PG
Proposal : Householder application for the proposed single storey rear extension to existing dwelling.				
Observations : No objections.				
163100	23/11/2016	Jane Burton	Mr Price	29 Rivermead Road Rivermead Road Woodley RG5 4DH
Proposal : Householder application for the proposed erection of a single storey side and rear extension to dwelling.				
Observations : No objections.				
163132	17/11/2016	Brooke Davey	Unknown	17 & 19 Henley Wood Road Henley Wood Road Earley RG6 7EE
Proposal : 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.				
Observations : No objections.				
163149	29/11/2016	Brooke Davey	Ms Esmee Sargeant	26 Church Street Church Street Woodley RG5 4QJ
Proposal : Householder application for the conversion of existing detached garage to habitable accommodation.				
Observations : 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>
163187	21/11/2016	Christine Phillips	Mr Saunders	7 Buccaneer Close Buccaneer Close Woodley RG5 4XP
Proposal : Householder application for the proposed insertion of an Oriel window to side elevation. (Retrospective)				
Observations : No objections.				
163192	24/11/2016	Brooke Davey	Mr Darren Long	9 Buckden Close Buckden Close Woodley RG5 4HB
Proposal : Householder application for the proposed erection of a single storey first floor side extension to dwelling.				
Observations : No objections.				
163200	21/11/2016	Brooke Davey	Mr & Mrs S Korah	43 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for single storey front extension to dwelling plus changes in fenestration.				
Observations : No objections.				
163217	23/11/2016	Stephen Thwaites	The Owner and/or Occupier	Waingels College Waingels Road Woodley RG5 4RF
Proposal : Full application for the proposed erection of 6No. floodlighting columns at the Multi Use Games Area (MUGA).				
Observations : 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.				
163229	24/11/2016	Brett Beswetherick	Mr Carl Bunce	74 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed two storey rear extension, first floor extension over existing garage.				
Observations : 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>
163273	29/11/2016	Brooke Davey	Mrs L Allwood	77 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
Proposal : Householder application for replacement of part of flat roof to pitched roof on existing outbuilding. (Retrospective)				
Observations : Two letters of concern had been received for this application. The Committee considered the application and had no objections to the proposal.				
163403	07/12/2016	Brett Beswetherick	Mrs R Jordan	16 Tippings Lane Tippings Lane Woodley RG5 4RX
Proposal : Householder application for the proposed erection of a single storey front and rear extension to dwelling.				
Observations : 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>
Refused on the following applications;				
163024	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

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 161243	Approved	86 Loddon Bridge Road
C 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.
E 161613	Approved	3 Shelley Close
E 161953	Approved	The Courtyard Offices
E 162076	Approved	185 Hurricane Way
E 162378	Approved	65 Crockhamwell Road
E 162391	Approved	11 Fairwater Drive
E 162398	Approved	Land Rear Of 6 Phillips Close
E 162455	Approved	82 Haddon Drive
C 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.
E 162586	Approved	54 Haddon Drive
E 162598	Approved	Unit 22, Headley Park Ten
E 162655	Approved	17 Beechwood Avenue
E 162708	Approved	4 Brunel Drive
E 162799	Approved	61 - 63 Crockhamwell Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 8 December 2016

' C ' Contrary to District

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' 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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