

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 14 August 2018 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; R. Dolinski; M. Forrer;
D. Fradley; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

Also present: *7 members of public*

53. **APOLOGIES**

Apologies for absence were received from Councillor B. Franklin.

54. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Prejudicial interest: Agenda item 4, planning application 181744: 5 Wilmington Close and planning application 181745: 7 Wilmington Close, as the residents of 7 Wilmington Close are friends of hers.

Councillor Walker left the room when planning applications 181744 and 181745 were considered and took no part in the discussion or decision on these applications.

55. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 JULY 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 17 July 2018 be approved and signed by the Chairman as a true and accurate record.

56. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

57. **PLANNING DECISIONS**

RESOLVED:

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

58. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 182079.
Location: 26 Victor Way, Woodley, RG5 4UZ.
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 4.05m, for which the maximum height would be 3.7m and the height of the eaves 2.3m.

59. **OFFICE CONVERSION PRIOR NOTIFICATION**

RESOLVED:

- ◆ To note application 182131.
Location: 49 Ravensbourne Drive, Woodley, RG5 4LJ.
Proposal: Prior approval application for the change of use from retail shop to residential dwelling including changes in fenestration to the front and rear elevations.

60. **PLANNING APPEALS**

RESOLVED:

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

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.

61. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1624/2018: Relating to 2 English oak trees on land at The Bulmershe School, Woodlands Avenue.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1635/2018: Relating to 5 broad leaf trees on land at Woodley Park Estate, Reading Road.
- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1650/2018: Relating to an oak tree located on land at Church of St John Bosco, Western Avenue, Woodley.
This order took effect, on a provisional basis, from 19 July 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

62. **HIGHWAYS**

Road Works / Street Works Major Projects Co-ordination meeting

Members noted the list of Woodley projects discussed at the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 25 July 2018.

63. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed the meeting that Councillor Mills was familiarising himself with the operation of the data logging equipment with the aim of producing an operating manual. The Committee Officer reported that to date eleven residents had volunteered to help with the speedwatch scheme and it was agreed that an email would be sent to the volunteers to inform them that they would be invited to a meeting in due course when there was more to report regarding the operation of the scheme.

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

RESOLVED:

- ◆ To consider a response to the Wokingham Borough Council Minerals and Waste Plan consultation at the next meeting of the Planning Committee, on 11 September 2018.

65. **re3 ANNUAL ENVIRONMENTAL REPORT**

Members noted the press release regarding the recently published re3 Annual Environmental Report.

66. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *WTCMI Newsletter – July 2018*
 - *Community Council for Berkshire E-Bulletin - July 2018*
 - *Wokingham Borough Council Major Developments Newsletter – Draft Minerals and Waste Plan Consultation Events*

67. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

68. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

69. **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.

70. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of five ongoing enforcement matters and four enforcement investigation closure notifications.

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 15/08/2018

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;				
181240	25/07/2018	Abinel Gurung	Mr A Mahmood	37 Lismore Close Lismore Close Woodley RG5 3RT
	Proposal : Householder application for the proposed erection of single storey side and rear extensions plus single storey front porch extension.			
	Observations : No objections.			
181744	20/07/2018	Stefan Fludger	Mr Adam Gee	5 Wilmington Close Wilmington Close Woodley RG5 4LR
	Proposal : Householder application for the proposed erection of part single, part two storey side/rear extension to dwelling following the demolition of existing garage.			
	Observations : One resident was present at the meeting to voice concerns about this application.			
	After listening to the resident, the Committee considered the application and had no objections to the proposal, but asked for the concerns of the neighbour at No.3 to be taken into consideration.			
181745	20/07/2018	Stefan Fludger	Mr Raymond Sharp	7 Wilmington Close Wilmington Close Woodley RG5 4LR
	Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory.			
	Observations : No objections.			
181839	18/07/2018	Abinel Gurung	Mr Adam Smith	83 Nightingale Road Nightingale Road Woodley RG5 3LY
	Proposal : Householder application for the proposed erection of single storey side and rear extension to dwelling following the demolition of the existing conservatory.			
	Observations : No objections.			
181861	20/07/2018	Omar Sharif	Greggs plc	136-138 and 140-142 Crockhamwe Crockhamwell Road Woodley RG5 3JH
	Proposal : Full application for the proposed change of use of ground floor from A1 use to mixed use for the sale of hot and cold food and drink.			
	Observations : The Committee had no objections to this application and commented that Woodley Town Council strongly supports the proposal.			

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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>
181881	07/08/2018	Nesha Burnham	Mr Paul Cousins	12 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
Proposal : Householder application for the proposed erection of two storey rear extension to dwelling and two side dormers plus internal alterations.				
Observations : The Committee had no objection to this application, subject to there being no overlooking of neighbouring properties and sufficient parking provision being made.				
181890	23/07/2018	Christine Phillips	Mr Amrik Rehal	63 Fairwater Drive Fairwater Drive Woodley RG5 3JG
Proposal : Householder application for the proposed erection of a single storey side/rear extension to dwelling.				
Observations : No objections.				
181918	27/07/2018	Nuno Fernandes	Mr Peter Froud	4 Triumph Close Triumph Close Woodley RG5 4AQ
Proposal : Householder application for the proposed erection of a single storey rear extension following the demolition of existing conservatory and internal alterations plus conversion of existing garage to create habitable accommodation.				
Observations : No objections.				
181940	17/07/2018	Stefan Fludger	Mrs Camilla Marriott	1 Eastwood Road Eastwood Road Woodley RG5 3PY
Proposal : Householder application for the proposed erection of side porch, single storey rear extension following the partial demolition of the existing outbuilding plus extended front drop kerb and new block paving.				
Observations : No objections.				
181975	17/07/2018	Abinel Gurung	Mr & Mrs Drummond	10 Headley Close Headley Close Woodley RG5 4SF
Proposal : Householder application for the proposed conversion of the existing garage to create habitable accommodation.				
Observations : No objections.				
181992	19/07/2018	Nesha Burnham	Mrs Lorraine Reynolds	53 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LJ
Proposal : Householder application for the conversion and single storey front extension of existing garage to create habitable accommodation.				
Observations : No objections.				

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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>
182082	06/08/2018	Christine Phillips	Mr & Mrs Coleman	22 Hurricane Way Hurricane Way Woodley RG5 4UX
<p>Proposal : Householder application for the proposed erection of single storey rear extension, single storey front extension, part conversion of existing garage to create habitable accommodation, plus first floor side extension to the dwelling, and re-adjustment of the boundary fence.</p> <p>Observations : The Committee had no objections to the proposed extension, but noted that there were inconsistencies between the drawings and the description of the proposal. The Committee commented that what was described as a part conversion of the garage was actually a full conversion of the garage to habitable accommodation.</p> <p>The Committee was concerned that the description of the proposal mentioned a "re-adjustment of the boundary fence" and yet there was nothing to this effect shown on the drawings. The Committee asked for clarification of what was meant by this.</p>				
182139	06/08/2018	Abinel Gurung	Mr N. Parikos	59 Hawker Way Hawker Way Woodley RG5 4PF
<p>Proposal : Householder application for the proposed erection of single storey rear extension, first floor side extension to existing dwelling plus internal alterations.</p> <p>Observations : No objections.</p>				
182175	08/08/2018	Nuno Fernandes	Miss Barrett & Mr Hales	31 Wallace Close Wallace Close Woodley RG5 3HW
<p>Proposal : Householder application for the proposed erection of single storey side extension to form annex.</p> <p>Observations : No objections.</p>				
182184	07/08/2018	Charlotte Black	Unknown	31 Stanton Close Earley RG6 7DX
<p>Proposal : ADJOINING PARISH CONSULTATION: Householder application for the proposed erection of single storey rear extension to dwelling.</p> <p>Observations : No comment.</p>				
182194	08/08/2018	Rasha Khoja	Mr & Mrs Cowen	119 Haddon Drive Haddon Drive Woodley RG5 4LZ
<p>Proposal : Householder application for the proposed erection of single storey front extension to form porch, plus conversion of existing garage to create habitable accommodation.</p> <p>Observations : No objections.</p>				

Date :- 15/08/2018

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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Refused on the following applications;**181754**

18/07/2018	Abinel Gurung	Mr Belkhatir	5 Antrim Road Antrim Road Woodley RG5 3NR
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Proposal : Householder application for the erection of a detached garage. (Retrospective)**Observations :** Two residents were present at the meeting to voice concerns about this application.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused because the proposed structure extends right up to the boundary with the adjacent property. The Committee also commented that the application is for a detached garage, whereas the drawings show an structure attached to the main dwelling and the proposed structure is too small to be used as a garage.

182041

07/08/2018	Senjuti Manna	Me Vincenzo Cannizzaro	77 Campbell Road Campbell Road Woodley RG5 3NB
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Proposal : Householder application for the erection of high timber fence above existing brick walls (total height of 2 metres). (Retrospective)**Observations :** Two letters 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 fence is out of character with the open plan nature of Campbell Road and Fairwater Drive.
- The fence is unsightly and should be removed.

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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;**182042**

24/07/2018	Abinel Gurung	Mr E Holmes	4 Harris Close Harris Close Woodley RG5 4XH
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Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory and two storey side extension to dwelling.

Observations : Two residents were present at the meeting to voice their concerns about this application.

After listening to the residents' views, the Committee considered the application and had the following concerns:

- The proposed extension will change the street scene in this small spur off Harris Close.
- There is already very limited parking in this part of Harris Close and in order to compensate for the loss of parking spaces that would be caused by the proposed extension, the applicant seems to be proposing to pave over the front garden, which will alter the street scene even more.
- In order to maintain a reasonable gap between No.4 and No. 5 Harris Close, any extension to No. 4 should not extend closer than 1m from the shared boundary, and in order to achieve this the extension should be set back from the front wall of No.4.