

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 17 July 2018 at 7:45 pm**

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

Officer present: *L. Matthews, Committee Officer*

Also present: *Councillor K. Baker
8 members of public*

35. **APOLOGIES**

Apologies for absence were received from Councillors T. Barker, D. Bragg, B. Franklin and D. Mills.

36. **DECLARATIONS OF INTEREST**

Councillor R. Dolinski – Prejudicial interest: Agenda item 4, planning application 180988: Pitts Works, Colemans Moor Road, as he chaired the Wokingham Borough Council Housing Implementation Group meeting that considered the amount of affordable housing to be provided by this development.

Councillor Dolinski left the room when planning application 180988 was considered and took no part in the discussion or decision on this application. Councillor Cheng chaired the meeting while this application was considered.

37. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19 JUNE 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 19 June 2018 be approved and signed by the Chairman as a true and accurate record.

38. **CURRENT PLANNING APPLICATIONS**

a) **RESOLVED:**

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

b) **Application No: 180710**

Location: 57 Colemans Moor Lane, Woodley

Proposal: Householder application for the proposed erection of single storey side/rear extension plus conversion of loft space to create habitable accommodation including the erection of two flat roof side dormer extensions and rooflights. (Part retrospective)

This application had been considered at the Planning Committee meeting held on 24 April 2018 and the Committee had recommended that the application be refused. Revised plans had been received on 22 June and Members had been consulted on these prior to this meeting as a response was required by 6 July. A response was subsequently sent to the planning authority stating that the Committee's observations were unchanged and recommending that the application be refused.

39. **PLANNING DECISIONS**

RESOLVED:

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

40. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 181707.
Location: 39 Hudson Road, Woodley, RG5 4EN.
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 3.269m, for which the maximum height would be 3.607m and the height of the eaves 2.525m.

41. **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 20 June 2018.

42. **COMMUNITY SPEEDWATCH UPDATE**

Members noted the update provided in the agenda on matters relating to the Community Speedwatch scheme. The scheme had been publicised in the press and the Woodley Herald, on social media, by leaflets distributed at the Carnival and through the Woodley and North Earley Community Forum. Members were pleased to note that a number of residents had already volunteered to help with the scheme and residents had also contacted the Council to provide suggestions of roads where speeding was alleged to occur.

43. **NOTICEBOARD OUTSIDE BULMERSHE LEISURE CENTRE**

Following a request made at the last meeting (Planning Committee, 19 June 2018, minute number 32), Members were pleased to note that the notice board at Bulmershe Leisure Centre had been moved to the outside of the hoarding around the site and was once again available for community use. Members asked for thanks to be given to the officers who had helped to resolve this problem.

44. **WOODLEY AND EARLEY CIRCULAR BUS ROUTE**

Members noted the information provided in the agenda regarding the replacement of bus service 12 by a new service, to be known as 19a/c, from 3 September 2018. Wokingham Borough Council had written to thank Members of Woodley and Earley Town Councils for the work they had undertaken to determine what the local community required from the bus service.

45. **WOKINGHAM BOROUGH COUNCIL – FOOTWAYS, KERBSIDES AND ROAD SIGNS**

Following a request from Wokingham Borough Council, Members considered occurrences of poor repair of footways, kerbsides and road signs to be reported to the Borough Council's Community and Corporate Scrutiny Committee.

RESOLVED:

- ◆ To report the following matters to Wokingham Borough Council:
 - Road signs hidden by overgrown hedges along Bader Way.
 - Foliage from trees masking the LED lights at the bus stop in Colemans Moor Road.
 - Tree roots raising and damaging the pavement in Larch Drive.
 - Complaints received from residents that many road signs throughout Woodley are dirty.

46. **WOKINGHAM BOROUGH COUNCIL – GRASS CUTTING**

Following a request from Wokingham Borough Council, Members considered issues that had been raised regarding the grass cutting service and any suggestions for improving the service, so these could be reported to the Borough Council's Overview and Scrutiny Management Committee.

RESOLVED:

- ◆ To report the following matters to Wokingham Borough Council:
 - The Town Council had received a large number of complaints about the grass cutting schedule.
 - Many people had reported that they were worried about the possibility of fires occurring as the long grass was now very dry.
 - Infrequent grass cutting along the Bader Way has left this gateway into Woodley looking very scruffy.
 - Many complaints had been received from residents about the unsightly appearance of the overgrown central reservation on the A4 on the approach to Woodley and there were concerns that this could be a fire hazard.
 - Members noted that if grass was allowed to become too long it was more likely to block drains when it was finally cut.

47. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 13 June 2018.

48. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Thames Valley Environmental Records Office Newsletter – June 2018*
 - *Community Council for Berkshire E-Bulletin - June 2018*
 - *Me2 Club Newsletter – July 2018*

49. **FUTURE AGENDA ITEMS**

The following item was requested for inclusion in the next agenda:

- Community Speed Watch update

Members requested that any changes to the grass cutting service be reported in a future agenda, following Wokingham Borough Council's review of the service.

50. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - Woodley Speedwatch
 - The new bus service 19a/c

51. **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.

52. **ENFORCEMENT ISSUES**

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

The meeting closed at 8:40 pm

Woodley Town Council

Page 1

Date :- 19/07/2018

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;				
180798	10/07/2018	Senjuti Manna	Flaherty	First Floor, Cockayne House 126 - 128 Crockhamwell Road Woodley RG5 3JH
	Proposal : Full planning application for the proposed construction of bin and cycle stores and changes to parking arrangements.			
	Observations : No objections.			
181420	18/06/2018	Mandeep Chaggar	Mr & Mrs Charles Payne	54 Hazel Drive Hazel Drive Woodley RG5 3SA
	Proposal : Householder application for proposed erection of single storey side/rear extension to dwelling following the conversion of the existing garage to create habitable accommodation.			
	Observations : No objections.			
181515	02/07/2018	Mandeep Chaggar	Mr & Mrs Sanjay Patel	36 Tippings Lane Tippings Lane Woodley RG5 4RY
	Proposal : Householder application for proposed erection of two storey side and single storey rear extension to dwelling.			
	Observations : No objections.			
181570	20/06/2018	Mandeep Chaggar	Mr & Mrs Davison	5 Vulcan Close Vulcan Close Woodley RG5 4XB
	Proposal : Householder application for the proposed erection of a single storey rear extension to the existing dwelling.			
	Observations : No objections.			
181784	06/07/2018	Simon Taylor	Ms Emma Nicholas	Magnolia Court Headley Road East Woodley RG5 4SD
	Proposal : Full planning application for the proposed changes to fenestration.			
	Observations : No objections.			
181887	06/07/2018	Christine Phillips	Mr & Mrs John Verhoog	88 Rochester Avenue Rochester Avenue Woodley RG5 4NB
	Proposal : Householder application for the proposed erection of a single storey side/rear extension to dwelling.			
	Observations : No objections.			

Date :- 19/07/2018

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>
-----------------------	------------------	---------------------	-----------------------	-----------------

Refused on the following applications;**180988**

15/06/2018	Simon Taylor	Unknown	Pitts Works Colemans Moor Road Woodley RG5 4DA
------------	--------------	---------	---

Proposal : Full application for the proposed erection of 20 dwellings together with associated vehicular access, car parking and landscaping following demolition of the existing dwelling and outbuildings, once associated with a former scrapyards use.

Observations : Eight residents were present at the meeting to voice their concerns and four letters of concern had been received.

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

- Overdevelopment of the site.
- Overlooking and loss of privacy to properties in Consul Close and Hudson Road.
- Current problems due to lack of capacity in the local sewerage system will be exacerbated. Residents in Consul Close report that manhole covers are regularly displaced and the sewers overflow and cause flooding when the capacity is exceeded.
- The development will cause additional surface water runoff and will lead to an increased flooding risk in the area. Residents report that there is currently a stream running across the site, which collects water from the site.
- Part of the site is currently an overgrown garden area and development of this will result in harm to the local ecology and loss of habitat for wildlife.
- The extra traffic generated by this development will increase the existing traffic problems on Colemans Moor Road, especially during the morning and evening rush-hours.
- The development could lead to increased parking in Colemans Moor Road if the proposed number of parking spaces proves to be insufficient.

Local residents also had concerns regarding the clearance of the site, which contains industrial waste and hazardous materials, and the possible damage to surrounding buildings, by vibration and by excavation close to buildings located adjacent to the site boundary. The Committee asked that these concerns be addressed if planning permission is granted.