

**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

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Chairman

## Woodley Town Council

Page 1

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>
<b>Approved on the following applications;</b>				
<b>162579</b>	16/09/2016	Stefan Fludger	Mr Sam Warwick	Woodley Town Centre Crockhamwell Road Woodley RG5
<b>Proposal :</b> 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.				
<b>Observations :</b> No objections.				
<b>162585</b>	26/09/2016	Nuno Fernandes	Mr Mark Shepherdson	40 Austin Road Austin Road Woodley RG5 4EL
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension to dwelling following removal of existing porch.				
<b>Observations :</b> No objections.				
<b>162598</b>	30/09/2016	Katie Herrington	Miss Elsa Quinton	Unit 22, Headley Park Ten Headley Road East Woodley RG5 4SW
<b>Proposal :</b> 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.				
<b>Observations :</b> No objections.				
<b>162627</b>	28/09/2016	Brooke Davey	M Jenny Chen	Unit 6, East Reading Retail Ce Shepherds Hill Woodley RG6 1FE
<b>Proposal :</b> Application for advertisement consent for the proposed erection of a fascia sign across front elevation of building.				
<b>Observations :</b> No objections.				
<b>162635</b>	05/10/2016	Rosie Rogers	London & Cambridge Properties	Unit 9 Loddon Vale Centre Woodley RG5 4UX
<b>Proposal :</b> 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.				
<b>Observations :</b> 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>
<b>162641</b>	29/09/2016	Christine Phillips	Daniel and Anna Arrowsmith	3 Armstrong Way Armstrong Way Woodley RG5 4NW
<b>Proposal :</b> Householder application for the conversion of existing garage to habitable accommodation.				
<b>Observations :</b> No objections.				
<b>162655</b>	07/10/2016	Stephen Thwaites	Mr & Mrs Ben Sawyer	17 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
<b>Proposal :</b> 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.				
<b>Observations :</b> No objections.				
<b>162695</b>	29/09/2016	Dariusz Kusyk	BT	Various locations around Wokingham Borough
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Consultation from British Telecommunications for the proposed removal of 19 public payphones.				
<b>Observations :</b> No objections.				
<b>162708</b>	30/09/2016	Brett Beswetherick	Mr J Nightingale	4 Brunel Drive Brunel Drive Woodley RG5 4PW
<b>Proposal :</b> Householder application for the proposed first floor side extension to dwelling plus part conversion of garage to habitable accommodation.				
<b>Observations :</b> No objections.				
<b>162817</b>	12/10/2016	Brooke Davy	Mr & Mrs Codling	4 Portrush Close Portrush Close Woodley RG5 3PB
<b>Proposal :</b> 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.				
<b>Observations :</b> 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**

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<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**

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' C ' Contrary to Borough

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Page No : 2

' E ' Endorsed by Borough

161856

Withdrawn

19 Reading Road