

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 20 June 2017 at 7:45 pm**

**Present:** *Councillors: T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski;  
M. Forrer; D. Fradley; B. Franklin; J. MacNaught; D. Mills; S. Rahmouni;  
M. Walker*

**Also present:** *Councillors K. Baker; D. Stares  
5 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

19. **APOLOGIES**

Apologies for absence were received from Councillor P. Wicks.

20. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

21. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23 MAY 2017**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 23 May 2017 be approved and signed by the Chairman as a true and accurate record.

22. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

23. **PLANNING DECISIONS**

**RESOLVED:**

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

24. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 171487  
Location: 16 Butts Hill Road, Woodley, RG5 4NH.  
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 8m, for which the maximum height would be 3.3m and the height of the eaves 2.7m.

25. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

Woodland 3 of TPO 3/1951: 14 Highgate Road, Woodley, RG5 3QR.  
Consent for the removal of two damaged limbs to a Scots pine.

Woodland 3 of TPO 3/1951: 4 Sycamore Close, Woodley, RG5 3RY.  
Consent for the selective pruning of three weeping willows.

26. **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 25 May 2017.

27. **STREET NAMING AND NUMBERING**

Members noted that the following street names had been chosen by Wokingham Borough Council for use in Phase 5 and part of Phase 6 of the Sandford Farm development:

- Forest Road
- Elm Drive
- The Beeches

28. **CENTRAL & EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN: REGULATION 18 ISSUES AND OPTIONS CONSULTATION**

Members considered the information received from Hampshire County Council, on behalf of the Central and Eastern Berkshire Authorities, regarding the Central & Eastern Berkshire Authorities Joint Minerals and Waste Plan: Regulation 18 Issues and Options consultation.

**RESOLVED:**

- ◆ To make a “no comment” response to the consultation.

29. **REVIEW OF CITIZENS ADVICE SERVICE 2016/17 FOR WOODLEY**

Members noted the Review of the Citizens Advice Service 2016/17 for Woodley and commented that the information contained in the review was very interesting and useful, and showed how valuable the Citizens Advice service was in Woodley

**RESOLVED:**

- ◆ To receive the Review of the Citizens Advice Service 2016/17 for Woodley.

30. **WOODLEY SHOPS PARKING PETITION**

Members noted the reply sent to a Woodley resident by Wokingham Borough Council in response to a petition about car park charges in Woodley Town Centre.

31. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Community Council for Berkshire Newsletter – May 2017*

32. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

33. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

34. **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.

35. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:05 pm

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Chairman

## Woodley Town Council

Page 1

Date :- 21/06/2017

**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>171232</b>	12/06/2017	Janeske Delport	Mr Shane Stevens	66 Crockhamwell Road Crockhamwell Road Woodley RG5 3LD
<b>Proposal :</b> Householder application for the conversion of garage to habitable accommodation plus alteration to fenestration to front elevation. (Retrospective)				
<b>Observations :</b> The Committee had no objections to the proposal but asked that, if permission is granted, a condition be imposed to prevent this property being turned into two separate dwellings in the future.				
<b>171243</b>	19/05/2017	Graham Vaughan	Antler Homes	The Courtyard Offices Sandford Farm Woodley RG5 4TE
<b>Proposal :</b> Application to vary condition 41 of planning consent O/2012/1863 (erection of 27 residential dwellings with associated access, parking, landscaping and open space following demolition of existing buildings (Access and Layout to be considered)) to allow changes to the implementation date of vehicular access to the Country Park.				
<b>Observations :</b> No objections.				
<b>171310</b>	23/05/2017	Dariusz Kusyk	Mr Martin Cooper	7-8 Ashwood Ashwood Woodley RG5 3RX
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension and part garage conversion of existing garage at No.7 Ashwood and erection of a single storey front extension across 7 & 8 Ashwood.				
<b>Observations :</b> No objections.				
<b>171357</b>	23/05/2017	Ade Balogun	Ms M Kelly	38 Malone Road Malone Road Woodley RG5 3NJ
<b>Proposal :</b> Householder application for proposed two storey front and side extensions and single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>171362</b>	13/06/2017	Omar Sharif	Mrs Hegarty	10 Mulberry Close Mulberry Close Woodley RG5 3LR
<b>Proposal :</b> Householder application for proposed erection of single storey side extension to dwelling.				
<b>Observations :</b> No objections.				

Date :- 21/06/2017

**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>171372</b>	19/05/2017	Rosie Rogers	Mr and Mrs Murray	3 Hawker Way Hawker Way Woodley RG5 4PF
<b>Proposal :</b> Householder application for the proposed erection of a part two storey and part single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>171397</b>	23/05/2017	Rosie Rogers	Unknown	15 Fitzroy Crescent Fitzroy Crescent Woodley RG5 4EU
<b>Proposal :</b> Householder application for proposed erection of first floor side extension and single storey front porch extension to dwelling.				
<b>Observations :</b> No objections.				
<b>171434</b>	01/06/2017	Rasha Khoja	Mr Michael Gibbins	72 Drovers Way Drovers Way Woodley RG5 3PN
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to the existing dwelling.				
<b>Observations :</b> No objections.				
<b>171489</b>	12/06/2017	Christine Phillips	Unknown	64 Pitts Lane Pitts lane Earley RG6 1BU
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Householder application for proposed erection of single storey rear extension following demolition of existing conservatory and erection of 3No. roof dormers.				
<b>Observations :</b> No comment.				
<b>171536</b>	12/06/2017	Omar Sharif	Mr & Mrs Wood	9 Renault Road Renault Road Woodley RG5 4EY
<b>Proposal :</b> Householder application for proposed erection of single storey side extension following demolition of existing single storey rear extension and garage.				
<b>Observations :</b> No objections.				
<b>171552</b>	12/06/2017	Rosie Rogers	Mr Kevin Ringrose	75 Haddon Drive Haddon Drive Woodley RG5 4LY
<b>Proposal :</b> Householder application for proposed erection of single storey front extension.				
<b>Observations :</b> No objections.				

Date :- 21/06/2017

**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>171588</b>	14/06/2017	Dariusz Kusyk	Mr 7 Mrs Shafi	5 Corbett Gardens Corbett Gardens Woodley RG5 4JY
<b>Proposal :</b> Householder application for proposed erection of part single, part two storey rear/side extension to dwelling.				
<b>Observations :</b> No objections.				
<b>171634</b>	13/06/2017	Rasha Khoja	Mrs A Ishtiaq Chechi	16 Butts Hill Road Butts Hill Road Woodley RG5 4NH
<b>Proposal :</b> Householder application for the proposed two storey side, first floor rear and single storey front extension to form porch.				
<b>Observations :</b> 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 application and had no objections to the proposal, but asked that the concerns of the neighbour to the south, regarding loss of light to their north facing kitchen, be taken into consideration. The Committee requested that the planning officer visit the neighbouring property at No.18 to determine whether the proposed two storey extension to No.16 will adversely affect the light to the kitchen.				

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**Observations on the following Planning Applications**

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**Concerns on the following applications;****171375**

02/06/2017	Dariusz Kusyk	Mr Ben Newman	8 Armstrong Way Armstrong Way Woodley RG5 4NW
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**Proposal :** Full application for proposed erection of part two storey, part single storey side extension to create one 2 bedroom terraced dwelling.

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

The Committee considered the application and were concerned that the proposed new dwelling would have a very small garden and asked that this be checked to ensure that it met the minimum requirements.

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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 15 June 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 163388	Approved	19 Fawcett Crescent
E 170714	Approved	301a-303 Headley Road East
E 170747	Approved	Greyholme
E 170867	Approved	160 Crockhamwell Road
E 170882	Approved	26 Blanchard Close
E 170937	Approved	21 Malvern Close
E 170940	Approved	41 Manners Road
E 170952	Approved	19 Colemans Moor Lane
E 170988	Approved	8 Herald Way
E 171005	Approved	39 Reading Road
E 171022	Approved	7 Shackleton Way
E 171026	Approved	205 Hurricane Way
E 171061	Approved	Bull and Chequers
E 171062	Approved	Bull and Chequers
E 171081	Approved	35 Malone Road
E 171108	Approved	26 Cartmel Drive
E 171119	Approved	146 Butts Hill Road
E 171138	Approved	213 Loddon Bridge Road
E 171139	Approved	8 Rivermead Road
E 171155	Approved	14 Kittiwake Close
E 171208	Approved	33 Lunds Farm Road



**NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**

Thu 15 June 2017

' C ' Contrary to Borough

Page No : 2

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 171214	Approved	12 Scott Close
E 171285	Approved	49 Highgate Road

**REFUSED PLANNING PERMISSIONS**

C 170364	Refused	Land know as 7 - 10 The Parade
District COMMENT		Local COMMENT Three letters of concern had been received for this application.

After reading the letters the Committee considered the application and had no objection to the proposal. However, in view of the history of this site, the Committee stressed the need to ensure compliance with the permitted working hours during construction and to ensure that the necessary building inspections are carried out.

C 171096	Refused	33 Campbell Road
District COMMENT		Local COMMENT No objections.

**OTHER PLANNING DETAILS**

171267	Withdrawn	Bull and Chequers
171268	Withdrawn	Bull and Chequers