

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 20 September 2016 at 7:45 pm**

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

Also present: *Councillor R. Horskins
4 members of the public*

Officer present: *L. Matthews, Committee Officer*

99. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, B. Franklin and P. Wicks.

100. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial interest: Agenda item 5, planning application 162486:
7 Sycamore Close, as he knows the owner of the property.
Councillor Barker took no part in the discussion or decision on this application.

101. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23 AUGUST 2016**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 23 August 2016 be approved and signed by the Chairman as a true and accurate record.

102. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

103. **PLANNING DECISIONS**

RESOLVED:

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

104. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 109/1976: Woodley Rectory, 6 Denmark Avenue, Woodley, RG5 4RS.
Consent for the selective pruning of an oak.

105. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 7/16.

106. **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 23 August 2016.

107. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE DRAINAGE SYSTEM STRATEGY**

Councillor Barker had reviewed the Wokingham Borough Council Sustainable Drainage System Strategy consultation document and had circulated his report to Committee members, as agreed at the previous meeting (Planning Committee, 23 August 2016, minute number 90). Members' agreement to Councillor Barker's recommended response had been sought prior to the meeting as a response had been required by Wokingham Borough Council by 16 September 2016.

RESOLVED:

- ◆ To note that a "no comments" response had been sent to Wokingham Borough Council.

108. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE – ISSUES AND OPTIONS CONSULTATION**

Councillors Cheng and Walker had reviewed the Wokingham Borough Council Local Plan Update – Issues and Options consultation document, as agreed at the previous meeting (Planning Committee, 23 August 2016, minute number 91), and their report had been circulated to Committee members. Members considered the report and, following discussion of the issues raised, agreed the responses to the questions posed in the consultation.

The Chairman thanked Councillors Cheng and Walker for reviewing the consultation document and formulating the responses for discussion.

RESOLVED:

- ◆ To send the agreed responses to Wokingham Borough Council, as attached at **Appendix C**

109. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: THATCHERS TAVERN, FAIRWATER DRIVE, WOODLEY**

Information regarding this item had been circulated to Members in advance of the meeting as a response had been required by Wokingham Borough Council by 19 September 2016.

The proposed variation was as follows:

- Amendments to the layout shown on the licensing plan.
- To amend the opening hours of the premises to 08:00 daily for non-licensable activities e.g. sale of tea, coffee, breakfast.
- To change the name of the premises to Waterside Pub & Kitchen.

Members' views had been sought prior to the meeting and the Chairman thanked Councillor MacNaught for obtaining the views of local residents.

RESOLVED:

- ◆ To note that a response had been sent to the Licensing Officer, Wokingham Borough Council, stating that the Town Council had no objections to the proposal.

110. **WOKINGHAM BOROUGH COUNCIL DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) REGULATION 123 LIST CONSULTATION**

Members considered the draft CIL Regulation 123 List consultation document received from Wokingham Borough Council and noted that there was very little in the document that applied to Woodley.

RESOLVED:

- ◆ To send a "no comment" response to Wokingham Borough Council.

111. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

112. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

113. **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.

114. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters and four enforcement investigation closure notices.

The meeting closed at 9:05 pm

Chairman

Woodley Town Council

Date :- 21/09/2016

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;				
162297	19/08/2016	Stefan Fludger	Mr & Mrs M Hamilton	1 Frimley Close Frimley Close Woodley RG5 3AU
	Proposal : Householder application for the proposed erection of a part two storey part single storey side/rear extension following demolition of existing side extension and existing detached garage.			
	Observations : One resident was present to voice concerns about this application and one letter of concern had been received.			
	The Committee had no objections to the proposal, but asked that the neighbour's concerns about loss of privacy, which had already been notified to the planning authority, be taken into consideration.			
162309	22/08/2016	Brett Beswetherick	Mr Mark Seagrove	53 Haddon Drive Haddon Drive Woodley RG5 4LX
	Proposal : Householder application for the proposed erection of a two storey side and rear extension with two rear dormers at first floor level and a front porch.			
	Observations : No objections.			
162322	06/09/2016	Jane Burton	Mr M Miller	15 Harris Close Harris Close Woodley RG5 4XH
	Proposal : Householder application for the proposed single storey rear extension to existing dwelling plus conversion of garage to habitable accommodation.			
	Observations : No objections.			
162378	14/09/2016	Katie Herrington	Unknown	65 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
	Proposal : Full planning application for the proposed change of use from Class A1 (retail) to a mixed Class A1/A3 (coffee shop) use plus external shopfront alterations.			
	Observations : No objections.			
162379	14/09/2016	Katie Herrington	Unknown	65 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
	Proposal : Application for advertisement consent for 1 No. halo illuminated fascia sign and 1 No. non-illuminated projecting sign.			
	Observations : No objections.			

Date :- 21/09/2016

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>
162381	25/08/2016	Katie Herrington	Star Pubs	Thatchers Tavern Fairwater Drive Woodley RG5 3EZ
Proposal : Advertisement application for 2 proposed externally illuminated fascia signs, 7 illuminated and non illuminated hoarding signs plus 2 other illuminated signs.				
Observations : No objections.				
162388	22/08/2016	Dariusz Kusyk	Unknown	16 Lambourne Gardens Earley RG6 7EG
Proposal : ADJOINING PARISH CONSULTATION Householder application for the proposed two storey side extension to existing dwelling.				
Observations : No comment.				
162391	13/09/2016	Rosie Rogers	Mrs Heather Ashby-Kinge	11 Fairwater Drive Fairwater Drive Woodley RG5 3JG
Proposal : Householder application for proposed single storey side and rear extension plus front porch extension to dwelling.				
Observations : No objections.				
162398	31/08/2016	Katie Herrington	Mr Bennett	Land Rear Of 6 Phillips Close Beggars Hill Road Woodley RG5 4XD
Proposal : Full planning application for proposed erection of 1No. detached dwelling.				
Observations : No objections.				
162441	26/08/2016	Brett Beswetherick	Mr & Mrs Brearley	60 Arundel Road Arundel Road Woodley RG5 4JT
Proposal : Householder application for the proposed erection of a single storey rear extension, and part conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				
162455	14/09/2016	Dariusz Kusyk	Ms Penny Edgington	82 Haddon Drive Haddon Drive Woodley RG5 4LT
Proposal : Householder application for the proposed erection of a two storey side extension following the demolition of existing garage.				
Observations : One resident was present at the meeting to voice concerns.				
The Committee had no objections to the proposal, but asked that the the neighbour's concerns about loss of light to the side facing first floor bedroom and ground floor kitchen at No.80 be taken into consideration.				

Date :- 21/09/2016

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>
162486	06/09/2016	Stefan Fludger	Mr & Mrs Lattimer	7 Sycamore Close Sycamore Close Woodley RG5 3RY
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
162549	08/09/2016	Dariusz Kusyk	Mr Keith Chappell	15 Nightingale Road Nightingale Road Woodley RG5 3LS
Proposal : Householder application for the proposed erection of a single storey rear extension.				
Observations : No objections.				
162582	14/09/2016	Christine Phillips	Mr & Mrs Northcote	44 Lunds Farm Road Lunds Farm Road Woodley RG5 4PY
Proposal : Householder application for erection of single storey rear extension to dwelling plus conversion of garage to habitable accommodation.				
Observations : No objections.				

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 15 September 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

E 161269	Approved	19 Henley Wood Road
E 161684	Approved	6 Rose Close
C 161723 District COMMENT	Approved	123 Loddon Bridge Road Local COMMENT Two residents were present at the meeting to voice their concerns and one letter 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: <ul style="list-style-type: none"> - Loss of light and privacy to the neighbouring property - both to the living space and to the garden. - The proposed house is very large and would be overbearing. - Out of character with other dwellings in the road in terms of size. - Concern that there is insufficient parking provision for a 6 bedroom house. - The application form indicates that the house is to be used as social rented housing and if it is to be a house of multiple occupation there could be an even greater impact on the parking in the area - Concern that the mature copper beech tree in the front garden will be felled. This tree is an important element in the local environment and should be protected.
E 161758	Approved	2 Mannock Way
E 161875	Approved	Units 1 & 6, E Reading Retail
E 161921	Approved	33 Bingley Grove
E 161929	Approved	97 Howth Drive
E 161951	Approved	9 Ravensbourne Drive
E 161958	Approved	100 Butts Hill Road
E 161959	Approved	65 Lunds Farm Road
E 161980	Approved	96 Haddon Drive
E 161991	Approved	146 Howth Drive

Wokingham Borough Local Plan Update

Responses to Issues and Options consultation

Q1. Looking ahead to 2036 where Wokingham Borough is the best place to live and an even better place to do business. What does it feel like, what can you see and hear and what are you doing?

A. *It would be very crowded – green space would be reduced. Hopefully there would be improved transport links minimising the impact of increased traffic.*

Q2. Considering these three pillars/roles, what are the most important things to you in creating the Wokingham Borough of the future?

A. *Keeping a good balance of green/leisure space and adequate infrastructure and transport links.*

Q3. Do you have any comments regarding this proposed time period?

A. *No*

Q4a. Which option should the council use for where development should go (its spatial strategy)?

A. *Option 6 with emphasis on Option 1*

Q4b. Are there any other options that we should be considering?

A. *No*

Q5a. Do you agree that we should plan to provide for the existing and future housing needs of people as identified in the Strategic Housing Market Assessment?

A. *Yes*

Q5b. How should we best plan to provide these needs?

A. *Using this document*

Q6. Do you think we should have a policy to ensure that a range of homes are provided? If not, what approach should we take?

A. *Yes*

Q7a. What policies are needed to ensure we seek to meet this need for affordable homes?

A. *No comment*

Q7b. On what size schemes i.e. at least X, should we require affordable homes to be provided?

A. *At least 10*

Q8a. The Government is currently proposing that developments of 10 homes or more should provide 20% Starter Homes. If local authorities are given some discretion do you agree with this threshold or should we be looking to provide a different standard?

A. *Agree*

Q8b. If there is discretion for local authorities to set their own Starter Homes policy, should land be allocated for Starter Homes or should they be integrated within developments?

A. *Integrated.*

Q9a. Should specific land be allocated for self-build plots or should they be integrated within new developments?

A. *Allocated.*

Q9b. Should specific land be allocated for affordable self-build plots or should they be integrated within new developments?

A. *Allocated.*

Q10. Do you have any further views regarding provision of gypsy and traveller sites?

A. *Are the present sites well used? Do we have space for 52 additional sites? Would this be sufficient?*

Q11a. Should the council have a specific policy about accommodating Older People's Housing Needs?

A. *Yes*

Q11b. Should the council have a specific policy which supports proposals for accommodation for other vulnerable groups?

A. *Yes*

Q12. Should the council be more flexible in its approach to where employment growth should occur and the types of jobs that are considered to be employment uses?

A. *Keep to present policy.*

Q13. Do you think we should continue to apply the same policy approach to retail development? If not, how else do you think it should be delivered?

A. *Yes*

Q14a. What do you consider are the essential items of infrastructure necessary to support new communities?

A. *All of the above.*

Q14b. Do you consider that the council should require developers to contribute towards maintaining infrastructure and over what time?

A. *No comment. (Question too complex - Don't fully understand the implications.)*

Q15. Should the council continue the policy approach of allowing the loss of open green space, sports and recreational buildings as long as a suitable alternative is provided? If not, what approach should we take?

A. *Yes (hopefully improved)*

Q16a. Do you agree with the current approach to flooding: minimising the risk of flooding and guiding development towards areas of lowest flood risk first? If not, what approach should we take?

A. Yes

Q16b. Do you think the implementation of SUDS should be required on all residential development including minor applications for 1-9 dwellings.? If not what approach should we take?

A. Yes

Q17. Should we continue to use our existing approach to managing development in the countryside? If not what approach should we take?

A. Yes

Q18. Are there locations within the Green Belt for sustainable development that would warrant us looking at altering our Green Belt boundaries?

A. *Possibly but we have very little Green Belt in Wokingham Borough.*

Q19. Do you agree with the council continuing this approach to protection designated nature conservation sites? If not what approach should we take?

A. Yes

Q20. Do you agree that we have got the right level of protection for our heritage assets? If not what approach should we take?

A. Yes

Q21a. Should we 'opt in' to the tighter Building Regulations requirement for water efficiency? If not please explain why.

A. Yes

Q21b. Should we specify what proportion of new housing should be within Categories 2 (accessible and adaptable dwellings) and 3 (wheelchair user dwellings)? If not please explain why.

A. Yes

Q21c. Should we 'opt in' to central government's minimum living space standards? If not, please explain why.

A. Yes

Q22. Are there any other areas you would like to see in the local plan?

A. *No, this seems very comprehensive.*