

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 22 May 2018 at 7:45 pm**

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

Also present: *20 members of public*

Officer present: *L. Matthews, Committee Officer*

1. **APOLOGIES**

Apologies for absence were received from Councillor D Fradley.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24 APRIL 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 24 April 2018 be approved and signed by the Chairman as a true and accurate record.

Before considering the current planning applications, the Chairman welcomed newly elected Town Councillor David Bragg to the Planning Committee.

4. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

5. **PLANNING DECISIONS**

RESOLVED:

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

6. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 181265.
Location: 31 Telford Crescent, Woodley, RG5 4QT.
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 4.3m, for which the maximum height would be 2.7m and the height of the eaves 2.6m.

- ◆ To note application 181337.
Location: 27 Willowside, Woodley, RG5 4HJ.
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 5m, for which the maximum height would be 3.95m and the height of the eaves 2.5m
- ◆ To note application 181404.
Location: 2 Leyburn Close, Woodley, RG5 4PX.
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 4.5m, for which the maximum height would be 3m and the height of the eaves 2.2m

7. **PLANNING APPEAL**

RESOLVED:

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

Application: 173178
Location: 67 Malone Road, Woodley, RG5 3NL.
Proposal: Householder application for the proposed erection of two-storey side extension and single storey front and rear extensions following demolition of existing garage.

8. **COMMUNITY SPEED WATCH**

The Chairman reported that an order had been placed for the speed detection data logger and necessary software, battery charger and brackets, as had been agreed at the meeting of the Planning Committee held on 27 March 2018 (minute number 210). He noted that a demonstration for Committee members of the previously purchased Sentinel equipment had been held immediately prior to this meeting.

The Chairman informed Members that Finchampstead Parish Council's speed watch team had invited Woodley Members to accompany them while they were monitoring vehicles so that they could observe the process in operation. The Chairman would send the operation dates to the Committee Officer for circulation to Committee members.

It was agreed that the setting up and operation of the Woodley speed watch scheme should now be considered and Councillors Barker, MacNaught and Mills agreed to meet to plan the way forward and report back to the Committee. Councillor Dolinski suggested that progress in setting up the speed watch scheme could be reported to the next meeting of the Woodley and North Earley Community Forum and the Chairman reported that he had already written to the chairman of the Community Forum saying that he would like to attend.

9. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: GAMBLING ACT 2005: REVIEW OF STATEMENT OF GAMBLING PRINCIPLES**

RESOLVED:

- ◆ To send a "no comment" response to the Wokingham Borough Council consultation on the review of the Statement of Gambling Principles under the Gambling Act 2005.

10. **WOKINGHAM BOROUGH COUNCIL CONSULTATION:
LICENSING ACT 2003: REVIEW OF STATEMENT OF LICENSING POLICY**

RESOLVED:

- ◆ To send a "no comment" response to the Wokingham Borough Council consultation on the review of the Statement of Licensing Policy under the Licensing Act 2003.

11. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire E-Bulletin - May 2018*

12. **FUTURE AGENDA ITEMS**

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

- Community Speed Watch update

13. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

14. **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.

15. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 23/05/2018

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;				
180828	25/04/2018	Mark Croucher	Unknown	Bulmershe Leisure Centre Woodlands Avenue Woodley RG5 3EU
Proposal : Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75 No. unit gymnasium, 4 No. court sports hall, 2 No. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.				
Observations : No objections.				
180868	16/05/2018	Christine Phillips	Mr Wes Seaman	35 Rose Close Rose Close Woodley RG5 4UR
Proposal : Householder application for the proposed single storey rear extension plus pitched roof over existing flat roof garage.				
Observations : No objections.				
180870	30/04/2018	Nesha Burnham	Mrs Hardish Deol	34 Rowan Drive Rowan Drive Woodley RG5 4LW
Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling.				
Observations : No objections.				
180940	23/04/2018	Simon Taylor	Unknown	Loddon Vale House Loddon Vale Centre Woodley RG5 4UX
Proposal : Full planning application for the proposed external alterations plus addition of new balconies.				
Observations : No objections.				
180950	30/04/2018	Senjuti Manna	Mrs A Barker	76 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed conversion of existing storage to create habitable accommodation plus raising the roof on the existing storage.				
Observations : No objections.				
180981	30/04/2018	Christine Phillips	Mr & Mrs Mike Hurst	136 Butts Hill Road Butts Hill Road Woodley RG5 4NR
Proposal : Householder application for the proposed erection of single storey side and rear extensions following the demolition of existing conservatory plus conversion of existing detached garage to create habitable accommodation.				

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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>
Observations : No objections.				
181108	25/04/2018	Rosie Rogers	Mr & Mrs P Thomas	22 Dowding Close Dowding Close Woodley RG5 4NL
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling plus conversion of existing garage to create habitable accommodation.				
Observations : No objections.				
181123	26/04/2018	Charenjit Braich	Mr S Parker	26 Victor Way Victor Way Woodley RG5 4UZ
Proposal : Householder application for the proposed erection of part single, part two storey side extension plus single storey rear extension to dwelling.				
Observations : No objections.				
181126	30/04/2018	Nesha Burnham	Mrs Butchart	71 Vauxhall Drive Vauxhall Drive Woodley RG5 4EB
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
181140	03/05/2018	Charenjit Braich	Mr & Mrs Christopher Webb	1 Austin Road Austin Road Woodley RG5 4EJ
Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling plus erection of new fence along the side boundary.				
Observations : No objections.				
181146	24/04/2018	Christine Phillips	Mr Ben Watson	Headley Park Industrial Estate Headley Road East Woodley RG5 4SA
Proposal : Permitted development notification for proposed replacing 3 of existing 6 antennas along with cabling and associated ancillary equipment plus internal works within the existing equipment cabin.				
Observations : No objections.				
181191	01/05/2018	Rasha Khoja	Mr & Mrs Harper	38 Silver Fox Crescent Silver Fox Crescent Woodley RG5 3JA
Proposal : Householder application for the proposed erection of part single, part two storey side/rear extension to dwelling plus erection of front porch canopy.				
Observations : Four local residents, including the applicants, were present for the discussion on this application.				

Date :- 23/05/2018

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>
The Committee considered the proposal and had no objections to the application, but asked that the neighbour's concerns about possible loss of light be taken into consideration.				
181204	16/05/2018	Stefan Fludger	Mr Andrew Walker	4 Wroxham Road Wroxham Road Woodley RG5 3AT
Proposal : Householder application for the proposed demolition of existing garage and single storey rear extension. Construction of two storey side extension and part two storey, part single storey rear extension.				
Observations : The Committee had no objections to the proposed extension, but had concerns about possible overlooking of the neighbouring property by the proposed rooflights to the side.				
181249	10/05/2018	Senjuti Manna	Mr M James	17 Hawker Way Hawker Way Woodley RG5 4PF
Proposal : Householder planning application for the proposed erection of part single, part two storey side and rear extension to dwelling.				
Observations : No objections.				

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Refused on the following applications;**181053**

30/04/2018	Mandeep Chaggar	Bronwins Ltd	Woodley Tennis Club Silver Fox Crescent Woodley RG5 3JA
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Proposal : Full planning application for the proposed erection of 4 No. detached dwelling houses with attached garages, bike stores, landscaping and access road.

Observations : Fifteen local residents were present at the meeting to voice their concerns and two 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:

- The access to the site is along a narrow lane that can only be widened by purchasing a strip of land from an adjacent property. This would be classed as back garden development and would not conform with Wokingham Borough Council's development policy.
- Concerns about the narrow access road resulting in emergency vehicles being unable to access the site, especially as there have previously been such problems in Silver Fox Crescent.
- The access to the site is situated close to a blind bend and on a road where there are existing parking problems, which will make access difficult and unsafe.
- There is no provision for visitor parking, which could exacerbate the existing parking problems in Silver Fox Crescent.
- Two of the proposed houses are located very close to the boundary with the properties in Woodlands Avenue and will overlook these houses and gardens, as there are windows proposed to all elevations.
- This land is currently used as amenity land by dog-walkers.
- Concerns about whether construction vehicles will be able to access the site along the narrow lane.

The Committee agreed to ask the local borough councillor to list this application for determination by the Borough Council Planning Committee.

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Observations on the following Planning Applications

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Concerns on the following applications;**181018**

10/05/2018	Senjuti Manna	Mr A Sokhi	167 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
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Proposal : Full planning application for the proposed single storey front extension, two storey side extension, single storey rear extension to dwelling plus relocation of existing side boundary fence to incorporate existing amenity space within rear garden.

Observations : Four local residents, including the applicant, were present for the discussion on this application.

The Committee considered the proposal and had no objections to the proposed extension to the house; however the Committee did object to the relocation of the fence at the side of the property as this would result in the loss of amenity land.
