

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 23 April 2019 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; J. Cheng; M. Forrer;
D. Fradley; J. MacNaught; D. Mills; M. Walker; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

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

205. **APOLOGIES**

Apologies for absence were received from Councillors B. Franklin and S. Rahmouni.

206. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

207. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 MARCH 2019**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 26 March 2019 be approved and signed by the Chairman as a true and accurate record.

208. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

209. **PLANNING DECISIONS**

RESOLVED:

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

210. **PLANNING APPEALS**

RESOLVED:

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

Application: 173614
Location: 21 Duffield Road, Woodley, RG5 4RL.
Proposal: Full application for the proposed erection of 6 No. two storey dwellings with associated parking and landscaping following the demolition of the existing property.

The following notifications were received after the agenda had been issued:

RESOLVED:

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

Application: 182335
Location: 105 Colemans Moor Road, Woodley, RG5 4DA.
Proposal: Full planning application for the proposed erection of 4 No. 2 bed flats and 2 No. 1 bed flats with 6 No. parking spaces and associated external works following demolition of existing bungalow.

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

Application: 183082
Location: 57a Colemans Moor Lane, Woodley, RG5 4BT.
Proposal: Householder application for the proposed erection of a detached garage.

211. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that he had been working with one of the Speedwatch volunteers, showing him how to set up the data logger, extract the data and carry out the analysis. It was hoped that this volunteer would be able to train other volunteers in the use of the equipment.

The Chairman reported the results that had been obtained from positioning the data logger in Mohawk Way and two locations in Reading Road, and informed Members that councillors would be using the Sentinel camera over the next few weeks and would be refining the instruction manual for the camera prior to its use by volunteers.

212. **WOKINGHAM BOROUGH COUNCIL: LANDSCAPE CHARACTER ASSESSMENT UPDATE CONSULTATION**

In support of the Local Plan Update, Wokingham Borough Council commissioned Land Use Consultants to produce an update of its Landscape Character Assessment. The Borough Council had requested comments on this document by 23 April 2019, before the Town Council's Planning Committee meeting. The document was therefore circulated to the Committee ahead of the meeting and comments requested. A "no comment" response was subsequently sent to Wokingham Borough Council.

213. **WOKINGHAM BOROUGH COUNCIL: PUBLIC RIGHTS OF WAY IMPROVEMENT PLAN CONSULTATION**

Members considered the consultation document for the first stage of Wokingham Borough Council's update to their Public Rights of Way Improvement Plan.

RESOLVED:

- ◆ To respond to the consultation stating that the Council was not aware of any additional needs required to the public rights of way within Woodley and had no comment to make in response to the other questions raised in the consultation.

214. **WOKINGHAM BOROUGH COUNCIL: DRAFT LOCAL VALIDATION LIST CONSULTATION**

Members considered the Wokingham Borough Council draft Local Validation List.

RESOLVED:

- ◆ To respond to the consultation requesting that drawings should be of a suitable quality to allow them to be viewed electronically and projected on to a screen for consideration during Committee meetings.

215. **READING BOROUGH COUNCIL: STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION**

Members noted that Reading Borough Council had published a discussion paper on its Statement of Community Involvement, for consultation.

216. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter – April 2019*
 - *Connecting Communities in Berkshire E-Bulletin – April 2019*

217. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

218. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To provide the following information on the website:
 - A page giving information on Woodley Speedwatch.

219. **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.

220. **ENFORCEMENT ISSUES**

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

Before the end of the meeting Councillor Baker, the Leader of the Council, thanked Councillor Barker for chairing the Planning Committee for the past four years and for tackling the many changes that the Committee had had to deal with during that time – taking on additional responsibilities from the former Community Services Committee and meeting the challenge of viewing all planning applications electronically instead of working with paper plans. On behalf of the whole council, Councillor Baker thanked Councillor Barker for all the work he had undertaken during his time on the Town Council.

Councillor Barker thanked all members of the Planning Committee for making it possible to meet the challenges of the past few years and said that Planning Committee meetings were now very different from the way they had been three years ago. Councillor Barker thanked the Committee Officer for the support she had given to the Planning Committee.

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 24/04/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;			
190147	11/04/2019	Mr P Burroughs	87 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
Proposal : Householder application for the proposed erection of a replacement garage, following demolition of existing garage, and erection of a new front garden wall and entrance gates.			
Observations : No objections.			
190636	06/04/2019	Mr Joel Hauxwell	8 Keswick Gardens Keswick Gardens Woodley RG5 3QB
Proposal : Householder application for the proposed erection of a detached outbuilding in rear garden.			
Observations : No objections.			
190664	22/03/2019	Mr F Lambden	148 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AB
Proposal : Householder application for the proposed erection of a garden annex.			
Observations : No objections.			
190668	25/03/2019	Mr D Busby	21 Denmark Avenue Denmark Avenue Woodley RG5 4RS
Proposal : Householder application for the proposed erection of a two storey rear and side extension and single storey rear extension with 4 velux windows, with internal alterations and changes to fenestrations.			
Observations : One resident was present at the meeting to voice concerns. The applicant and the builder were also present at the meeting.			
The Committee was pleased to see that the plans had been changed from those submitted with the previous application for this property, and the Committee's previous concerns had been addressed. The Committee therefore had no objections to this proposal.			
190674	27/03/2019	Unknown	The Homestead Park Lane Charvil RG10 9TR
Proposal : ADJOINING PARISH CONSULTATION			
Full planning application for the erection of 3 No. commercial buildings for storage. (Retrospective)			
Observations : No objections.			

Date :- 24/04/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
190690	22/03/2019	Mr & Mrs Clark	25 Telford Crescent Telford Crescent Woodley RG5 4QT
Proposal : Householder application for the proposed garage conversion to create habitable accommodation, plus changes to fenestration and internal alterations.			
Observations : No objections.			
190703	22/03/2019	Mr & Mrs Hooks	78 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG
Proposal : Householder application for the proposed erection of single storey front extension to form a porch. (Retrospective)			
Observations : No objections.			
190749	28/03/2019	Mr A Duckett	1 Walmer Road Walmer Road Woodley RG5 4PN
Proposal : Householder application for a front ground floor extension of existing WC room under existing entrance canopy.			
Observations : No objections.			
190751	01/04/2019	Miss Barrett & Mr Hales	31 Wallace Close Wallace Close Woodley RG5 3HW
Proposal : Householder application for the proposed erection of single storey side extension to form 'annex' ancillary to 31 Wallace Close.			
Observations : No objections.			
190755	04/04/2019	Mr A Rinaldi	Courtyard Offices, Sandford Fa Mohawk Way Woodley RG5 4TE
Proposal : Application for removal or variation of a condition following grant of planning permission 182788, Condition 1 plans.			
Observations : No objections.			
190836	12/04/2019	Mr R Lovejoy	268 Kingfisher Drve Kingfisher Drive Woodley RG5 3LH
Proposal : Householder application for proposed erection of two storey side extension to existing dwelling with front and rear dormers, single storey front extension to form porch, plus internal alterations.			
Observations : No objections.			

Date :- 24/04/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
190881	04/04/2019	Unknown	Addington School Woodlands Avenue Woodley RG5 5EU

Proposal : Full planning application for the erection of a new teaching block, extended car parking and the reconfiguration of the existing MUGAs and sensory garden.

Observations : Councillor Baker was present at the meeting and spoke in support of the application, as a local councillor and a governor of Addington School.

The Committee considered the proposal and were pleased to see plans for the expansion of Addington School to enable the school to cater for more local children; however the Committee also wanted to continue to protect the Site of Urban Landscape Value (SULV) between Woodley and Earley. The Committee felt that the main threat to the SULV came from the proposed car park extension, but that this would be well screened and the impact would be very small.

Following lengthy discussion, on balance the Committee did not object to the application.

Date :- 24/04/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
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Refused on the following applications;**190457**

01/04/2019

Mr A Whiting

24 Western Avenue
Western Avenue
Woodley
RG5 3BH

Proposal : Householder application for the proposed loft conversion to create habitable accommodation, with side facing dormer and 2 velux roof lights.

Observations : After consideration of the proposal, the Committee recommended that this application be refused on the following grounds:

- Out of keeping with the original house.
- Out of character with the street scene.
- The top of the proposed flat roof side dormer is at ridge level of the existing roof.

190670

22/03/2019

Unknown

Loddon Vale House
Hurricane Way
Woodley
RG5 4UX

Proposal : Full planning application for the proposed erection of a two storey extension to the east wing of existing building to provide 2 No. residential flats.

Observations : The Committee considered the proposal and recommended that the application be refused on the following grounds:

- The proposed structure cannot be considered to be an extension of the existing building; it is a separate building linked by a staircase.
- The proposal will result in the loss of 9 car park spaces adjacent to Loddon Vale House.
- The proposal will also require 2 car park spaces to be lost from the adjacent retail area, where the car park is already full for much of the time.
- Concern about overlooking of the adjacent nursery play area.
- Overdevelopment of the site.
- Massing effect and detrimental to the street scene.
- The developer has not consulted with local residents.

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Observations on the following Planning Applications

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
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Concerns on the following applications;**190288**

22/03/2019

Mrs E Hamilton

6 Eastwood Road
Eastwood Road
Woodley
RG5 3PY

Proposal : Householder application for the proposed single storey rear extension to dwelling plus conversion of loft space to create habitable accommodation with rear dormer extension.

Observations : Following consideration of this application, the Committee had the following concerns:

- The proposed flat roof dormer to the rear is not subservient to the original dwelling.
- The top of the proposed rear dormer appears to be level with, or very nearly level with, the ridge of the existing roof.
