

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 23 August 2016 at 7:45 pm**

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

Also present: *Councillors K. Baker; W. Soane
3 members of the public*

Officer present: *L. Matthews, Committee Officer*

80. **APOLOGIES**

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

81. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

82. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 JULY 2016**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 26 July 2016 be approved and signed by the Chairman as a true and accurate record.

83. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

84. **PLANNING DECISIONS**

RESOLVED:

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

85. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 162168
Location: Unit 9, Loddon Vale Centre, Hurricane Way, Woodley, RG5 4UX.
Proposal: Prior approval submission for the conversion of existing first floor office (use class B1) to two residential dwellings (use class C3).

86. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:
Application: 160128
Location: 17 Master Close, Woodley, RG5 4UB
Proposal: Proposed two storey side extension.
Decision: The appeal was dismissed.

87. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 141/1977: 72 Western Avenue, Woodley, RG5 3BH.
Consent for the selective pruning of two oaks.

88. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 6/16.

89. **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 19 July 2016.

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

Councillor Barker apologised to the meeting for not having completed his report on the proposed Sustainable Drainage System Strategy and it was agreed that the report would be circulated to the Committee when it was available.

RESOLVED:

- ◆ That a response to the consultation would be agreed by Members before the next meeting and sent to Wokingham Borough Council before the deadline of 16 September 2016. The agreed response would be reported at the next meeting of the Planning Committee, on 20 September 2016.

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

Members noted the information received from Wokingham Borough Council regarding the Local Plan update and the Issues and Options consultation, which was the first stage of the Local Plan update process and for which responses were required by 30 September 2016.

RESOLVED:

- ◆ That Councillors Cheng and Walker would review the Issues and Options consultation document and report back to Members at the next meeting of the Planning Committee, on 20 September 2016, so that a response could be agreed.

92. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: PROHIBITION OF WAITING ORDER**

Members considered the proposal from Wokingham Borough Council to introduce no waiting at any time restrictions (double yellow lines) on Nightingale Road, on both sides of its north-western turning head, and no waiting at any time restrictions on the south-west side of Nightingale Road, adjacent to the electricity sub-station. A letter of concern had been received from a local resident and the points raised in the letter were considered by Members.

RESOLVED:

- ◆ To respond with no objections to the proposal to introduce no waiting at any time restrictions at the suggested locations in Nightingale Road.

93. **APPLICATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003: PREZZO, 61-63 CROCKHAMWELL ROAD**

Members considered the application for a premises licence under the Licensing Act 2003 that had been made by Prezzo for the premises at 61-63 Crockhamwell Road.

RESOLVED:

- ◆ To send a response to Wokingham Borough Council with no objections to the application for a premises licence at 61-63 Crockhamwell Road.

94. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *TCMI Newsletter – August 2016*
 - *Swan Lifeline Newsletter – Autumn 2016*
 - *Me2 Club Newsletter – August 2016*

95. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

96. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

97. **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.

98. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter and four enforcement investigation closure notices.

The meeting closed at 9:15 pm

Chairman

Woodley Town Council

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Date :- 24/08/2016

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;				
161814	08/08/2016	Stephen Thwaites	N P Codling & G Stein	33 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.				
Observations : No objections.				
161951	22/07/2016	Dariusz Kusyk	Mr & Mrs Mansi	9 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
Proposal : Householder application for the proposed erection of a single storey side and rear extension to dwelling and creation of disabled ramp via side access.				
Observations : No objections.				
161953	26/07/2016	Graham Vaughan	Antler Homes	The Courtyard Offices Sandford Farm Woodley RG5 4TE
Proposal : Reserved matters application pursuant to outline planning permission (O/2012/1863) for the proposed residential development of 27 dwellings. (Appearance, Landscaping and Scale to be considered.)				
Observations : One letter of concern had been received for this application.				
The Committee discussed this Reserved Matters application and noted that the only aspects to be considered were appearance, landscape and scale. The Committee had no objections to the proposals.				
161997	22/07/2016	Stephen Thwaites	Unknown	4 High Tree Drive High Tree Drive Earley RG6 1EU
Proposal : ADJOINING PARISH CONSULTATION				
Householder application for the proposed erection of a single storey rear extension to dwelling plus internal alterations.				
Observations : No comment.				
162002	16/08/2016	Christine Phillips	Mrs Clawley	27 Hanwood Close Hanwood Close Woodley RG5 3AB
Proposal : Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
Observations : No objections.				

Date :- 24/08/2016

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>
162034	08/08/2016	Charlie Snell	Mr Standfeild	110 Wheble Drive Wheble Drive Woodley RG5 3DU
Proposal : Householder application for proposed erection of single storey rear extension to dwelling. Observations : No objections.				
162111	08/08/2016	Stefan Fludger	Mr Andrew Muir	15 Reading Road Reading Road Woodley RG5 3DA
Proposal : Householder application for the proposed erection of a two storey side extension to include two rear Juliet balconies, plus replacement single storey garage extension with habitable accommodation to roof above. Observations : One letter of concern had been received for this application. The applicant was present at the meeting. The Committee discussed the application and had no objections to the proposal.				
162118	11/08/2016	Christine Phillips	Mr Ben Setchell	8 Bibury Close Bibury Close Woodley RG5 3PE
Proposal : Householder application for the proposed erection of a single storey rear extension and two storey side extension with single storey front element to dwelling following removal of garage. Observations : No objections.				
162121	27/07/2016	Brett Beswetherick	Just Tiles Limited	86-88 Headley Road Headlet Road Woodley RG5 4JE
Proposal : Full application for the replacement of a single glazed door with display window and door. Observations : No objections.				
162183	09/08/2016	Stefan Fludger	Mr Richard Little	21 Copse Mead Copse Mead Woodley RG5 4RP
Proposal : Householder application for the proposed erection of a two storey side extension, single storey rear extension and a front extension to form an entrance porch. Observations : No objections.				
162204	11/08/2016	Rosie Rogers	Mr Adam Lewis	31 Victor Way Victor Way Woodley RG5 4UZ
Proposal : Householder application for the proposed single storey rear extension to existing dwelling. Observations : No objections.				

Date :- 24/08/2016

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>
162205	08/08/2016	Jane Burton	Mrs Z Lindsay	104 Antrim Road Antrim Road Woodley RG5 3NY
Proposal : Householder application for the proposed erection of a single storey rear extension following the demolition of existing extension.				
Observations : No objections.				
162246	17/08/2016	Daniel Ray	Unknown	198 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full planning application for the proposed placement of three benches to be used in connection with The Chequers Public House.				
Observations : No objections.				
162252	16/08/2016	Jane Burton	Mr & Mrs Andrews	7 Malvern Close Malvern Close Woodley RG5 4HL
Proposal : Householder application for the proposed erection of a single storey front extension to dwelling.				
Observations : No objections.				
162257	16/08/2016	Stefan Fludger	Mr Moazam Quaisir	32 Cottesmore Road Cottesmore Road Woodley RG5 3NX
Proposal : Householder application for the proposed erection of a single storey rear extension and the conversion of an existing garage.				
Observations : No objections.				
162277	16/08/2016	Pooja Kumar	Mrs Sharon Tanner	14 Hudson Road Hudson Road Woodley RG5 4EW
Proposal : Householder application for the proposed alterations to the front porch incorporating a new pitched roof. Alterations to the first floor bedrooms to soffit.				
Observations : No objections.				

Date :- 24/08/2016

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>
Concerns on the following applications;				
162076	08/08/2016	Charlie Snell	Mr Tim Zimmer	185 Hurricane Way Hurricane Way Woodley RG5 4UH
Proposal : Householder application for the proposed erection of a first floor side extension to dwelling, plus the erection of a single detached garage.				
Observations : The Committee had no objections to the proposals in principle, but were concerned that the garage may breach the building line.				
162226	09/08/2016	Pooja Kumar	Mr Philip Siveter	191 Hurricane Way Hurricane Way Woodley RG5 4UH
Proposal : Householder application for the proposed erection of a first floor side extension, a single storey front extension to form porch, a detached garage and conversion of loft to create habitable accommodation to dwelling.				
Observations : The Committee had the following concerns about this application:				
- The proposed flat roof dormer to the front of the property is visually unacceptable and out of character with the surrounding properties.				
- Concern that the building line may not be in the position indicated on the drawing, and that the proposed garage may breach the building line.				
162301	16/08/2016	Christine Phillips	Miss Justine Thompson	58 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG
Proposal : Householder application for the proposed erection of a single storey front/side extension.				
Observations : The Committee were concerned that the proposed extension to the front of the property may breach the building line.				

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

Thu 18 August 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E 152651	Approved	Land at Sandford Farm
160549	Approved	297 Loddon Bridge Road
E 161138	Approved	8 Highcliffe Close
E 161296	Approved	15 Mitchell Way
E 161478	Approved	77 Haddon Drive
E 161525	Approved	35 Haddon Drive
C 161601 District COMMENT	Approved	8 Armstrong Way Local COMMENT The Committee recommended that this application be refused on the following grounds: - There would be a significant increase in the footprint of the dwelling. - Massing effect. - Out of character with the rest of the terrace. - Concern about the proposed parking in the front garden as it would not be possible to access the 2 spaces shown without driving across the neighbour's allocated parking space.
E 161660	Approved	24 Fitzroy Crescent
E 161674	Approved	90 Vauxhall Drive
E 161734	Approved	330 Headley Road East
E 161745	Approved	92 Walmer Road
E 161773	Approved	8 Arundel Road
E 161826	Approved	26 Marathon Close

REFUSED PLANNING PERMISSIONS

161605	Refused	Land to rear of 9 Station Road
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