

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 23 May 2017 at 7:00 pm**

Present: *Councillors: T. Barker (Chairman); M. Forrer; D. Fradley; B. Franklin;
J. MacNaught; S. Rahmouni; M. Walker; P. Wicks*

Also present: *Councillor K. Baker
Rebecca Brooks, Wokingham Borough Council
Dave Wilby, Wokingham Borough Council
1 member of the public*

Officer present: *D. Mander, Town Clerk; L. Matthews, Committee Officer*

1. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, J. Cheng, R. Dolinski and D. Mills.

2. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to financial 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.

3. **BUS ROUTES**

Rebecca Brooks, Wokingham Borough Council, spoke to Members about options for the future of the 19A and 19C bus routes.

Following discussion of the usage data, which showed where passengers boarded the buses, Members asked whether data could be collected to show where people alighted from the buses. Rebecca Brooks agreed to investigate this, and to forward to the Town Clerk the most recent data, collected 12 months previously, and further information on funding issues.

The Chairman thanked Rebecca Brooks for her presentation and said that the Town Council would consider the options put forward.

4. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

5. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25 APRIL 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 25 April 2017 be approved and signed by the Chairman as a true and accurate record.

6. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

7. **PLANNING DECISIONS**

RESOLVED:

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

8. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 171183
Location: 3 South Lake Parade, Kingfisher Drive, Woodley, RG5 3NA.
Proposal: Application for prior approval for the proposed change of use of building from Office use (Class B1) to 1 No. single C3 residential dwelling house.

9. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 24 Bideford Close, Woodley, RG5 3SE.
Consent for the felling of a beech and the selective pruning of a sycamore.

TPO 3/1951: 58 Campbell Road, Woodley, RG5 3NB.
Consent for the felling and replacement of an oak.

TPO 3/1951: 41 Manners Road, Woodley, RG5 3EA.
Consent for the felling of a red oak and replacement with a more suitable species.

TPO 3/1951: 47 Roslyn Road, Woodley, RG5 3HT.
Consent for the felling of a cherry tree.

TPO 3/1953: 46 Fairwater Drive, Woodley, RG5 3JB.
Consent for the felling and replacement of a silver birch.

TPO 170/1980: 4, 5 and 6 Peel Close, Woodley, RG5 4SR.
Consent for the selective pruning of a 5 lime trees.

10. **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 April 2017.

11. **COMMUNITY SPEED WATCH**

The Town Clerk reported on the information she had received from Councillor Steve Bromley at Finchampstead Parish Council regarding the effect of their speed watch programme on driving behaviour in the parish, which had been tabled at the meeting. Members noted that Finchampstead reported that it was very difficult to assess the overall effectiveness of the scheme on improving overall driving behaviour, but that in the sixteen months since records had been kept two individuals had been visited by the police to talk about speeding incidents. Members noted that this had only been possible because the Finchampstead scheme had the full co-operation of the police.

Following further discussion of the possible options for operating a speed watch scheme in Woodley, which had been identified at the last meeting (Planning Committee, 25 April 2017,

minute number 248), the time required, the number of volunteers that would be necessary and the outcomes that might result, it was

RESOLVED:

- ◆ Not to join the community speed watch scheme at this time.

12. **SCHOOL CROSSING PATROLS**

Members noted the report produced by Wokingham Borough Council following the public consultation on its proposal that school crossing patrols located on pedestrian crossings should cease in July 2017, at the end of the academic year

13. **READING BOROUGH COUNCIL: CONSULTATION ON THE DRAFT LOCAL PLAN**

Members noted information received from Reading Borough Council regarding the consultation on the Reading Borough Draft Local Plan.

14. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Wokingham Borough Council News Release – Carnival Phase 2 Proposals Unveiled*

15. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

16. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

17. **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.

18. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of thirteen ongoing enforcement matters and seven enforcement investigation closure notifications.

The meeting closed at 9:00 pm

Chairman

Woodley Town Council

Date :- 24/05/2017

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>
Approved on the following applications;				
171007	24/04/2017	Daniel Ray	Mr Neil Jones	Highwood Primary School Fairwater Drive Woodley RG5 3JE
<p>Proposal : A full application for a single storey extension for the creation of six classrooms to the north side of the existing car park and a new Speech and Language building adjacent to the existing hall to allow for a 2 form entry school. Additional staff parking bays and cycle canopy provision. New pedestrian route from Woodlands Avenue and a new Reception classroom garden to the north of existing Nursery/Reception block.</p> <p>Observations : The Committee had no objections to the proposals to expand the school, but noted that there was concern among local residents, particularly in Fairwater Drive, regarding the increased number of cars that would be parking in the area at school drop-off and pick-up times, and the additional congestion this would cause.</p> <p>The Committee suggested that perhaps the car parks in the local area could be utilised for use by parents at the start and end of the school day.</p>				
171026	08/05/2017	Dariusz Kusyk	Mr Jerzy Zaremba	205 Hurricane Way Hurricane Way Woodley RG5 4UH
<p>Proposal : Householder application for part-retrospective erection of a two storey rear extension; first floor side extension; part conversion of existing double garage; conversion of loft space to additional habitable accommodation with insertion of roof lights and flat roof rear dormers plus changes to fenestration.</p> <p>Observations : No objections.</p>				
171061	26/04/2017	Stefan Fludger	Greene King plc	Bull and Chequers Woodley Green Woodley RG5 4QP
<p>Proposal : Application for advertisement consent for the proposed replacement of existing external signage scheme to include 1 illuminated fascia sign, 1 non-illuminated hanging sign plus 7 No. other signs as shown on the plans.</p> <p>Observations : No objections.</p>				
171062	26/04/2017	Stefan Fludger	Greene King Plc	Bull and Chequers Woodley Green Woodley RG5 4QP
<p>Proposal : Listed building consent for the proposed replacement of existing external signage scheme to include 1 illuminated fascia sign, 1 non-illuminated hanging sign plus 7 No. other signs as shown on the plans.</p> <p>Observations : No objections.</p>				

Date :- 24/05/2017

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>
171096	24/04/2017	Omar Sharif	Mr R Jones	33 Campbell Road Campbell Road Woodley RG5 3NB
Proposal : Householder application for the proposed erection of two single storey side extensions to dwelling, and conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				
171108	26/04/2017	Ade Balogun	Mr & Mrs Dan Fisher	26 Cartmel Drive Cartmel Drive Woodley RG5 3NG
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
171119	25/04/2017	Christine Phillips	Mr and Mrs Beasley	146 Butts Hill Road Butts Hill Road Woodley RG5 4NY
Proposal : Householder application for the proposed erection of a two storey side and rear extension to dwelling, following demolition and removal of existing garage.				
Observations : No objections.				
171138	25/04/2017	Omar Sharif	Mr P Martin	213 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BP
Proposal : Householder application for the proposed erection of two storey side and part single storey extensions to dwelling and raising of the existing roof to create additional habitable accommodation, demolition and removal of existing garage.				
Observations : The Committee had no objections to this application, but noted that the drawings did not show any windows to the attic rooms.				
171139	25/04/2017	Nuno Fernandes	Mr Gadd & Miss McAtavie	8 Rivermead Road Rivermead Road Woodley RG5 4DH
Proposal : Householder application for the proposed erection of single storey rear extension, part first floor rear/side extension and single storey extensions to existing porch.				
Observations : No objections.				
171148	28/04/2017	Chris Kempster	Mr & Mrs Smith	28 Lavenham Drive Lavenham Drive Woodley RG5 4PP
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling and part conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				

Date :- 24/05/2017

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>
171155	02/05/2017	Senjuti Manna	Mr S Ryles	14 Kittiwake Close Kittiwake Close Woodley RG5 4UF
Proposal : Householder application for the proposed erection of a single storey side extension and part conversion of garage to create habitable accommodation to dwelling.				
Observations : No objections.				
171208	04/05/2017	Christine Phillips	Mr & Mrs Burnitt	33 Lunds Farm Road Lunds Farm Road Woodley RG5 4PZ
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
171214	04/05/2017	Janeske Delpont	Mr & Mrs Hulbert	12 Scott Close Scott Close Woodley RG5 4UP
Proposal : Householder application for proposed erection of single storey rear extension to dwelling				
Observations : No objections.				
171285	15/05/2017	Janeske Delpont	Ms Gill Gardner	49 Highgate Road Highgate Road Woodley RG5 3ND
Proposal : Householder application for proposed single storey rear extension following partial demolition of existing single storey rear extension.				
Observations : No objections.				
171313	18/05/2017	Christine Phillips	Mr & Mrs Mahmoud Shirwan	2 Retford Close Retford Close Woodley RG5 4TP
Proposal : Householder application for proposed erection of 3No. replacement windows to front elevation (2No. ground floor bys and 1No. first floor bedroom).				
Observations : No objections.				

Date :- 24/05/2017

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>
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Refused on the following applications;**171067**

26/04/2017	Stefan Fludger	Mr Daniel Willmott	6 Selcourt Close Selcourt Close Woodley RG5 3AS
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Proposal : Householder application for the proposed erection of a two storey rear extension, single storey front extension, single storey side extension to provide entrance porch following demolition of existing lean-to plus conversion of existing loft space to habitable accommodation.

Observations : Three letters of concern had been received for this application.

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

- The proposed extension is out of scale with the existing property.
- Overbearing.
- Out of keeping with other properties in the street.
- The proposed velux windows in the roof overlook the neighbouring properties.

The Committee also commented that no dimensions were given on the drawings.

171085

05/05/2017	Christine Phillips	Mrs Meng Wang	192A Kingfisher Drive Kigfisher Drive Woodley RG5 3LQ
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Proposal : Application to vary conditions 8 and 9 of planning consent F/2008/0498 to allow conversion of existing garage to be used as habitable accommodation.

Observations : The Committee's view was that conditions 8 and 9 of planning consent F/2008/0498 had been imposed to ensure that sufficient vehicle parking was provided at the property and therefore should be retained.

171244

15/05/2017	Omar Sharif	Mr Perupkar Panesar	25 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
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Proposal : Householder application for the proposed part two storey / part single storey side extension, single storey front extension, single storey rear extension to dwelling plus rear dormer extension and conversion of existing garage to habitable accommodation.

Observations : After considering the proposal the Committee recommended the application be refused on the following grounds:

- The proposed side extension would have a terracing effect.
- Massing effect of the large extension.
- Overbearing.
- Concerns that the parking provided may be inadequate.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 18 May 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 163229	Approved	74 Western Avenue
170103	Approved	8 Armstrong Way
E 170263	Approved	8 Sandford Drive
E 170537	Approved	56 Haddon Drive
170545	Approved	25 Tennyson Road
E 170594	Approved	54 Haddon Drive
E 170682	Approved	19 Beechwood Avenue
E 170751	Approved	108 Loddon Bridge Road
E 170752	Approved	4 Brandon Avenue
E 170759	Approved	18 Cornfield Road
E 170877	Approved	21 Walmer Road
E 170881	Approved	5 Duffield Road
E 170953	Approved	3 Maple Grove
E 170967	Approved	1 Buckden Close
E 171054	Approved	4 Portrush Close

REFUSED PLANNING PERMISSIONS

C 170803	Refused	20 Tippings Lane Local COMMENT No objections.
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