

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 24 April 2018 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); R. Dolinski; D. Fradley; D. Mills;
S. Rahmouni; M. Walker*

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

Officer present: *L. Matthews, Committee Officer*

220. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, J. Cheng, M. Forrer, B. Franklin, J. MacNaught, P. Wicks and M. Willson.

221. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

222. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27 MARCH 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 27 March 2018 be approved and signed by the Chairman as a true and accurate record.

223. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

224. **PLANNING DECISIONS**

RESOLVED:

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

225. **OFFICE CONVERSION PRIOR NOTIFICATION**

RESOLVED:

- ◆ To note application 180801.
Location: Hawkhurst House, Headley Road East, Woodley, RG5 4HY.
Proposal: Prior approval submission for the change of use of first floor of the existing offices (Use Class B1) to 5 residential units (Use Class C3).

226. **PLANNING APPEAL**

RESOLVED:

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

Application: 172687
Location: 128 Church Road, Earley, RG6 1HR
Proposal: Adjoining parish application: Full application for the proposed erection of 10 No. residential apartments with associated parking and access following demolition of the existing dwelling.

227. **HIGHWAYS**

Road Works / Street Works Major Projects Co-ordination meeting

Members noted the list of Woodley projects discussed at the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 18 April 2018.

228. **BUTTS HILL ROAD BRIDGE, WOODLEY**

Members noted the correspondence received from Network Rail regarding work to the Butts Hill Road bridge, which is scheduled to take place from April 2018 to August 2018, and the revised work schedule.

229. **COMMUNITY SPEED WATCH**

The Chairman informed Members that he had checked the Sentinel speed detection equipment to ensure that it was working and he intended to invite Committee members to see it in action. He also reported that he had made enquiries about purchasing the speed detection data logger and necessary software, battery charger and brackets, as agreed at the last meeting (Planning Committee, 27 March 2018, minute number 210) and was awaiting a response.

230. **CLEANER AND GREENER CAMPAIGN**

Members noted the informal notes prepared by Councillor Walker and circulated in the agenda, following the Cleaner and Greener Campaign meeting on 16 April 2018.

231. **NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION**

(Item deferred from the Planning Committee meeting held on 27 March 2018, minute number 212, to allow more time for consideration of the documents.)

RESOLVED:

- ◆ To send a "no comment" response to the draft revised National Planning Policy Framework consultation.

232. **READING BOROUGH LOCAL PLAN**

Members noted that Reading Borough Council had submitted its Draft Local Plan and Draft Proposals Map, along with supporting documents, to the government on 29 March 2018.

233. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Launchpad Newsletter – April 2018*
 - *Community Council for Berkshire E-Bulletin - April 2018*

234. **FUTURE AGENDA ITEMS**

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

- Community Speed Watch update

235. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

236. **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.

237. **ENFORCEMENT ISSUES**

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

The meeting closed at 8:45 pm

Chairman

Woodley Town Council

Page 1

Date :- 25/04/2018

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;				
180619	03/04/2018	Nesha Burnham	Mrs Lucie Brookfield	5 Telford Crescent Telford Crescent Woodley RG5 4QT
				Proposal : Application for a Certificate of existing Lawful Development for a shed in front of the principle elevation. (Retrospective)
				Observations : The Committee had no objections to this application for a Certificate of Existing Lawful Development but noted that, although not part of this application, there seemed to be footings in place for a possible second shed in the front garden.
180659	27/03/2018	Nesha Burnham	Mr Paul Cousins	12 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
				Proposal : Householder application for the proposed erection of two storey rear extension to dwelling, raising the roof to include two side dormers, plus internal alterations.
				Observations : The Committee had no objections to this application, subject to there being no overlooking of neighbouring properties.
180793	26/03/2018	Nesha Burnham	A & M Walder	7 Uppingham Drive Uppingham Drive Woodley RG5 4TH
				Proposal : Householder application for the proposed erection of single storey front extension to form porch, plus single storey rear extension to dwelling.
				Observations : No objections.
180805	23/03/2018	Rosie Rogers	Mr & Mrs Price	12 Highcliffe Close Highcliffe Close Woodley RG5 4RE
				Proposal : Householder application for the proposed erection of single storey side extension to dwelling following the demolition of existing garden room.
				Observations : No objections.
180827	27/03/2018	Rosie Rogers	Mr & Mrs Husbands	6 Malvern Close Malvern Close Woodley RG5 4HW
				Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling following the conversion of existing detached garage.
				Observations : No objections.

Date :- 25/04/2018

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>
180831	26/03/2018	Stefan Fludger	Mr & Mrs J Vizern	19 Harvard Close Harvard Close Woodley RG5 4UJ
Proposal : Householder application for the proposed erection of a single storey extension to dwelling.				
Observations : No objections.				
180837	03/04/2018	Rosie Rogers	A Henham	18 The Ridgeway The Ridgeway Woodley RG5 3QD
Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling plus part demolition of existing garage to create a new garden gate.				
Observations : No objections.				
180985	13/04/2018	Christine Phillips	Norris	7 Church Road Church Road Woodley RG5 4QR
Proposal : Householder application for the proposed conversion of loft space to create habitable accommodation.				
Observations : The Committee had no objections to this application, subject to there being no impact on the ground floor flat below.				
180989	17/04/2018	Nesha Burnham	Mr Chris Bye	16 Welford Road Welford Road Woodley RG5 4QS
Proposal : Householder application for the proposed erection of single storey front extension to dwelling.				
Observations : No objections.				
181011	16/04/2018	Stefan Fludger	Mr M Hutchinson	50 Rowan Drive Rowan Drive Woodley RG5 4LW
Proposal : Householder application for the proposed erection of single storey side extension following the demolition of existing garage.				
Observations : No objections.				

Date :- 25/04/2018

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>
Refused on the following applications;				
180297	03/04/2018	Mandeep Chaggar	Mr Stuart Hall	Land S of Sandford Farm Cottag Perimeter Road Woodley RG5 4SU

Proposal : Full application for the proposed erection of 2 new dwellings, relocation of access, including enhancement of TPO and landscape proposals.

Observations : Seven residents were present at the meeting to voice concerns about this application 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:

- The route along Perimeter Road and Beggards Hill Road is a single track, no-through road, with no passing or turning places and additional vehicles associated with the proposed development will have a significant impact on existing users of this road, which is well-used by joggers, dog-walkers and horse-riders.
- The proposed development will change the look and feel of this country lane (Perimeter Road).
- The loss of the existing privet hedge to the north-west boundary of the site, and the loss of existing trees, will have a detrimental effect on the ecology of the site.
- Overlooking and loss of privacy to Sandford Farm Cottage.

The Committee asked the local Borough Councillor to request that this application be considered by the Borough Council's Planning Committee and not be determined under delegated authority.

180710	28/03/2018	Rosie Rogers	Mr P Brett	57 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
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Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling plus loft conversion to create habitable accommodation. (Retrospective)

Observations : The Committee recommended that this application be refused as the original planning consent for the construction of this property (application No. F/2013/1307) specifically contained the following conditions:

- Condition 11 states that "no buildings, extensions or alterations permitted by Classes A and B of Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order, with or without modification) shall be carried out".
- Condition 12 states that "no additional windows or similar openings shall be constructed in the side elevations at first floor level or above".

Date :- 25/04/2018

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>
180576	29/03/2018	Stefan Fludger	Mr P Dawkins	3 Sycamore Close Sycamore Close Woodley RG5 3RY

Concerns on the following applications;

Proposal : Householder application for the proposed erection of two storey side/rear extension to dwelling following the demolition of existing detached garage.

Observations : The Committee had no objections to the proposed extension in principle, but requested that the planning officer look closely at the parking situation, as this will become a 5 bedroom house with very limited onsite parking.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 19 April 2018

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 171854	Approved	1 Dunbar Drive
E 173584	Approved	Waingels College
E 173604	Approved	8 Mannock Way
E 180046	Approved	102 Redwood Avenue
E 180143	Approved	214 Colemans Moor Road
E 180296	Approved	67 Woodlands Avenue
E 180319	Approved	66 Bruce Road
E 180361	Approved	5 Lanark Close
E 180362	Approved	3 Haddon Drive
E 180380	Approved	67 Malone Road
E 180382	Approved	10 Cottesmore Road
E 180388	Approved	1 Lindberg Way
E 180393	Approved	45 Coppice Road
E 180435	Approved	77 Western Avenue
E 180444	Approved	84 Butts Hill Road
E 180449	Approved	15 Concorde Way
E 180463	Approved	1 Oak Way
E 180521	Approved	185 Colemans Moor Road
E 180570	Approved	45 Malvern Close
E 180639	Approved	16 Millers Grove

REFUSED PLANNING PERMISSIONS

180595	Refused	Land adjacent to 25 Henley Wood Road
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